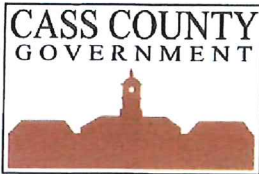


NOV 19 2019



MEMORANDUM

**Highway  
Department**

Jason Benson, P.E.  
County Engineer

Thomas B. Soucy, P.E.  
Deputy County Engineer

Blaine Laaveg  
Superintendent

TO: Cass County Board of Commissioners

FROM: Barrett Voigt, Cass County Planner *Barrett Voigt*

DATE: November 19, 2019

SUBJECT: Agenda Item for December 2, 2019 Commission Meeting:  
**Approve Cost Share Letters for Federal Emergency Management Agency (FEMA) Flood Mitigation Assistance (FMA) and Pre-Disaster Mitigation (PDM) grant applications submittal to the North Dakota Department of Emergency Services to acquire and demolish properties located at various locations in Cass County**

Planning staff request approval for cost share letters for the FEMA Flood Mitigation Assistance (FMA) and Pre-Disaster Mitigation (PDM) grant applications for various residential properties located in Cass County.

After the 2019 spring flood event in the county, planning staff was approached by residents to request home buyouts. Initially staff intended to pursue FEMA Hazard Mitigation Grant Program (HMGP) grant funding to pursue the proposed buyouts. However, at the end of this year the North Dakota Department of Emergency Services (NDDDES) informed the county of the unfortunate circumstance of a shortfall HMGP funding and advised that property buyouts would no longer be able to be pursued with those funds. As a result, staff identified the remaining residents that have continued interest to pursue funds through the FMA and PDM grant opportunities instead.

In order to complete the grant application process, a resolution and cost share letter is required to submit with the application before the December 20th application deadline. Both applications will have six (6) properties for a total value of \$1,844,656. The FMA local match would require a 25% cost share of \$461,164. The PDM local match would require a 25% cost share of the \$461,164 total. For more

1201 Main Avenue West  
West Fargo, North Dakota  
58078-1301

701-298-2370  
Fax: 701-298-2395

information, please refer to the attached budget narrative documents and the attached cost share letters.

**SUGGESTED MOTION:**

Approve a resolution of the proposed Cost Share Letters to submit to the North Dakota Department of Emergency Services in order to submit an application for the Federal Emergency Management Agency (FEMA) Flood Mitigation Assistance (FMA) and Pre-Disaster Mitigation (PDM) to acquire and demolish the subject properties at the following locations:

1. Daniel & Melissa Phillips: Harwood Township at Section 13, Township 141, Range 49 (2623 173 Ave SE Argusville, ND 58005-9779 – PIN 44-0000-00440-020)
2. Terrance & Denise Leabo: Highland Park Lot 44, Block 6 (1307 64 Ave N Fargo, ND 58102-6004 – PIN 60-1100-01200-000)
3. Anthony W & Cherie M Sager: McCormick Addition Lot 1, Block 1 (1401 64 Ave N Fargo, ND 58102-6004 – PIN 60-1250-00010-000)
4. James J & Michelle D Morgenroth: Reed Township at Section 7, Township 140, Range 49 & Section 7, Township 140, Range 50 (6910 56th Ave N, Harwood, ND 58042 – PIN 60-0000-00520-010)
5. James J & Michelle D Morgenroth: Reed Township at Section 7, Township 140, Range 49 & Section 7, Township 140, Range 50 (6910 56th Ave N, Harwood, ND 58042 – PIN 60-0000-00530-040)
6. Michelle D Morgenroth: Reed Township at Section 7, Township 140, Range 49 & Section 7, Township 140, Range 50 (6911 56th Ave N, Harwood, ND 58042 – PIN 60-0000-00540-060)



**Budget Narrative**  
**Cass County, North Dakota**  
**2020 Flood Mitigation Assistance (FMA) Program**

**Project Mitigation Cost**

**Phillips - 2623 173 Ave SE, Argusville, ND 58005**

Item	Cost Estimate
Acquisition Value (Assessed Value \$181,600 X 1.10)	\$199,760
Project Planning	\$2,500
Appraisal 1	\$3,000
Appraisal 2	\$3,500
Abstract Updating	\$175
Legal	\$890
Asbestos Survey	\$687
Asbestos Removal	\$30,000
Lead-Based Paint Survey	\$150
Demolition	\$25,000
Management	\$6,000
<b>Total</b>	<b>\$271,662</b>

**Sager - 1401 64th Ave N, Fargo, ND 58102**

Item	Cost Estimate
Acquisition Value (Assessed Value \$521,700 X 1.10)	\$573,870
Project Planning	\$2,500
Appraisal 1	\$3,000
Appraisal 2	\$3,500
Abstract Updating	\$175
Legal	\$890
Asbestos Survey	\$687
Asbestos Removal	\$30,000
Lead-Based Paint Survey	\$150
Demolition	\$25,000
Management	\$6,000
<b>Total</b>	<b>\$645,772</b>

**Leabo - 1307 64th Ave N, Fargo, ND 58102**

Item	Cost Estimate
Acquisition Value (Assessed Value \$456,000 X 1.10)	\$501,600
Project Planning	\$2,500
Appraisal 1	\$3,000
Appraisal 2	\$3,500
Abstract Updating	\$175
Legal	\$890
Asbestos Survey	\$687
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Demolition	\$25,000
Management	\$6,000
<b>Total</b>	<b>\$573,502</b>

**Morgenroth - 6910 & 6911 56th Ave N, Harwood, ND 58042**

Item	Cost Estimate
Acquisition Value (Assessed Value \$256,200 X 1.10)	\$281,820
Project Planning	\$2,500
Appraisal 1	\$3,000
Appraisal 2	\$3,500
Abstract Updating	\$175
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<b>Totals</b>	<b>\$1,844,656</b>
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**A. Acquisition Value**

An assessment was performed for all four properties by the Cass County Assessor Department for the total amount of \$1,415,500. A multiplier of 1.10 was suggested to

establish an acquisition value or fair market value in lieu of appraisals for an estimated acquisition price of \$1,557,050.

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60-0000-00540-060	Michelle Morgenroth = \$4,400 (Vacant)



**Paul D. Fracassi**

**Director of Equalization**, Cass County Government

211 9<sup>th</sup> St S

Fargo, ND 58103

(701) 241-5617

View our Website at:

<http://cass.northdakotaassessors.com/>

## **B. Project Planning**

Barrett

Since various people have been working on this project starting last mid-summer; I would anticipate Cass County's project planning cost to be around \$2,500.

Tom

Thomas Soucy

Cass County Highway Department

1201 Main Ave W

701 298-2374 O

701 793-9915 C



**C. Appraisal #1**

Dear Brian,

After reviewing the information provided, I would like to provide the following estimate for a complete narrative appraisal report of the property.

Given the complexity of the assignment which considers the surplus land, additional buildings and site improvements I would estimate the appraisal cost to be in the range of \$2,500 to \$3,000. This is consistent with similar work that I have completed for other flood acquisitions nearby.

Please also note that the appraisal would be completed consistent with Uniform Appraisals Standards for Federal Land Acquisition as provided under the Uniform Relocation Assistance Act: CFR 49 Part 24. It will also utilize the ND Definition of Market Value and conform to the Uniform Standards of Professional Appraisal Practice (USPAP) with allowable exceptions.

Best Regards,

GE Bock Real Estate, LLC dba GEB Appraisals

Gary Bock  
110 37th Ave S  
Moorhead, MN 56560

701-238-5245

**D. Appraisal #2**

Brian;

For a complete narrative, I am estimating \$3500 for a trial ready document. For a form report using the Appraisal Institute form, not a URAR which is meant for lending, I would estimate \$1,800. The property is complex and as I am familiar with the property owners, I would suggest the narrative report.

Rose M. Hoefs, Certified General Appraiser

RM Hoefs & Associates, Inc.

PO Box 3102

1129 5th Avenue South, 2nd Floor

Fargo, North Dakota 58108

Office: 701-298-3066

Fax: 701-298-0810

Cell: 701-799-3347

NDCG #1063

MNCG #4002095

SDCG #1333CG



## **E. Abstract Updating**

Barrett,

Cost for updating abstract.

\$150.00 for certificate page, \$15.00 for each new document added to update

\$10.00 for each name that is checked for judgements.

We do have the abstract here in storage, # 24369.

It has not been updated since 1976.

There may be quite a few new documents that need to be added.

Hope this helps.

Thank you

**Brenda West-Dusek**  
**Cass County Abstract/ Red River Title Services**

Customer Service Representative

35 4<sup>th</sup> St N #101

Fargo, ND 58102

M (701) 232-3341 | F (701) 232-7851

[Bwest@rrtitle.com](mailto:Bwest@rrtitle.com)

"DEDICATED TO SERVING YOU WITH EXCELLENCE"

*This email message is for the sole use of the intended recipient(s) and may contain confidential information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.*

**F. Legal**

Hello

Thank you for your phone call. Below are the estimated fees for a cash purchase of a Fargo property.

Closing Fee \$200

Title Opinion \$125

Wire Fee \$5

Record Deed \$20

Abstract Update, usually seller paid, estimate (vendor fee) \$500 Document Prep Fee, usually seller paid \$40

Thanks!

Jess Spieker Ferden

Vice President

The Title Company

35 4th St N

Fargo, ND 58102

701.241.9282

**G. Asbestos Survey**

**TRIO ENVIRONMENTAL  
CONSULTING, INC.**

2111 Main Avenue East  
West Fargo, ND 58078  
Phone # (701) 492-9224  
Fax # (701) 492-9228

**PROPOSAL**

<b>Proposal Submitted to:</b>	<b>Date:</b>	<b>Project Name &amp; Location:</b>
Mr. Barrett Voigt Cass County Hwy Dept. Fargo, ND	January 3, 2019	Asbestos Survey Todd & Camella Hofer Property 1415 88 <sup>th</sup> Ave S Fargo, ND


We hereby submit this proposal for work described as: Site Survey for purpose of identifying asbestos containing building materials (ACBM), from subject property in accordance with EPA's NESHAP Regulations.

Upon arrival, Inspector will identify, quantify and sample all suspect ACBM's. Bulk samples will be collected and submitted to a NVLAP accredited laboratory for asbestos lab analysis. The number of samples collected will be determined by the number of homogeneous materials identified.

**Cost Estimate for Services:**

ITEM / DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Sampling, Travel & Report	4 hours*	\$ 60.00	\$ 240.00
Laboratory Analysis	28 samples*	\$ 15.00	\$ 420.00
Mileage	10 miles	\$ 0.65	\$ 6.50
Shipping	1 package	\$ 20.00	\$ 20.00
<b>Total Cost Estimate:</b>			<b>\$ 686.50</b>

\*If additional samples are necessary, above rates will apply. *Client will be charged only for actual samples and hours accrued for project completion.*

PROPOSAL SUBMITTED By: Scott A. Semands  
 AUTHORIZED SIGNATURE:  TITLE: Vice President

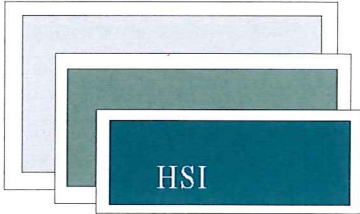
ACCEPTANCE OF PROPOSAL - The above specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

AUTHORIZED SIGNATURE: \_\_\_\_\_ TITLE: \_\_\_\_\_

DATE OF ACCEPTANCE: \_\_\_\_\_

Upon consideration and approval, please complete and return this Proposal.

**H. Asbestos Removal**



HORSLEY SPECIALTIES, INC.

Asbestos and Lead Abatement, Mold Remediation

Dry Ice Blasting & Cleaning

2610 20 Avenue South, P.O. Box 479

Moorhead, MN 56561-0479

(218) 236-5081

(218) 233-4644 FAX

Email: [pamn@horsleyspecialties.com](mailto:pamn@horsleyspecialties.com) or [tbeets\\_2000@yahoo.com](mailto:tbeets_2000@yahoo.com)

PROPOSAL

To: Cass County

Date: January 3, 2019

Attention: Barrett Voigt

Phone: 701-298-2375

Fax:

Fargo, ND

Email: [VoigtB@casscountynd.gov](mailto:VoigtB@casscountynd.gov)

Project: Asbestos Abatement

Flood Buyout Proposal

Regarding the residences' and from doing previous houses, Tim Beets, Branch Manager, feels the price range would be

\$15,000.00 - \$30,000 per house. For a more accurate dollar amount per residence, we would need to know where the asbestos is, how much, and what type. That information would be provided in an asbestos inspection survey. Once you obtain the grant money and residences', we would be happy to give you a more accurate quote per house.

NOTE: We only provide asbestos abatement. An asbestos inspection survey should be conducted by a third party because of conflict of interest.

WE HEREBY PROPOSE to furnish materials and labor in accordance with the above specifications for the sum(s) stated above.

Proposal Includes: Notification to all local, state, and federal agencies as required, required preliminary and final submittals, proof of disposal at an EPA approved landfill and \$6,000,000.00 Pollution Control Insurance.

Payment to be made as follows:                      Upon Completion

MasterCard/Electronic Funds Transfer Payments Accepted

\*When paying invoices with a credit card, please add 3%\*

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Horsley Specialties has ten million in asbestos and mold specific insurance as well as being IICRC and ACAC certified personnel.

Authorized Signature: Tim Beets/pn  
accepted within 7 days.

May be withdrawn if not

Branch Manager

ACCEPTANCE OF ESTIMATE: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

Signature:

**I. Lead Paint Survey**

**TRIO ENVIRONMENTAL  
CONSULTING, INC.**

2111 Main Avenue East  
West Fargo, ND 58078  
Phone # (701) 492-9224  
Fax # (701) 492-9228

**PROPOSAL**

<b>Proposal Submitted to:</b>	<b>Date:</b>	<b>Project Name &amp; Location:</b>
Mr. Barrett Voigt Cass County Hwy Dept. Fargo, ND	January 4, 2019	Lead Clearance Inspection Todd & Camella Hofer Property 1415 88 <sup>th</sup> Ave S Fargo, ND

We hereby submit this proposal for work described as: Lead clearance inspection following demolition and site restoration, to inspect for the presence of Lead Based Paint debris; LBP debris is any component, fixture, or portion of a building coated with LBP and may also include soil if testing of the soil indicates lead levels above 1200 parts per million (ppm) in non - play areas and above 400 ppm in play areas.

Composite soil sampling will be conducted at bare soil areas along the perimeter of the original building site. A composite soil sample consists of 5 aliquots or subsamples of surface soil. Each subsample will be collected from the top 1/2" of soil with a coring tool and placed in a 50 ml, non-sterilized polyethylene centrifuge tube and packaged for transportation to a NVLAP Accredited laboratory for analysis.

**Cost Estimate for Services:**

<b>ITEM / DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
Lead Clearance Inspection	1.5 hours*	\$ 60.00	\$ 90.00
Laboratory Analysis	1 samples <sup>†</sup>	\$ 25.00	\$ 25.00
Mileage	10 miles	\$ 0.65	\$ 6.50
Shipping	1 package	\$ 30.00	\$ 30.00
<b>Total Cost Estimate:</b>			<b>\$ 151.50</b>

\*If additional samples are necessary, above rates will apply. Client will be charged only for actual samples and hours accrued for project completion.

PROPOSAL SUBMITTED BY: Scott A. Seamands

AUTHORIZED SIGNATURE:  TITLE: Vice President

ACCEPTANCE OF PROPOSAL - The above specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

AUTHORIZED SIGNATURE: \_\_\_\_\_ TITLE: \_\_\_\_\_

DATE OF ACCEPTANCE: \_\_\_\_\_

Upon consideration and approval, please complete and return this Proposal.



## **J. Demolition**

I would say this would be around \$25,000 for the house garage and detached garage

## **Lucas Stock**

Senior Estimator / Project Manager

Landwehr Construction Inc.

Cel: 320-241-6492 Office: 320-252-1494



## **K. Management**

Lake Agassiz Regional Council is interested in providing grant management services for the property acquisition listed below. We estimate the cost to provide the services at \$6,000.00.

Thank you for considering Lake Agassiz Regional Council for your project.

Sincerely,

-don

## L. Total Project Costs

### Phillips - 2623 173 Ave SE, Argusville, ND 58005

Item	FEMA (75%)	Local (25%)	Total
Acquisition Value	\$149,820	\$49,940	\$199,760
Project Planning	\$1,875	\$625	\$2,500
Appraisal 1	\$2,250	\$750	\$3,000
Appraisal 2	\$2,625	\$875	\$3,500
Abstract Updating	\$131	\$44	\$175
Legal	\$668	\$223	\$890
Asbestos Survey	\$515	\$172	\$687
Asbestos Removal	\$22,500	\$7,500	\$30,000
Lead-Based Paint Survey	\$113	\$38	\$150
Demolition	\$18,750	\$6,250	\$25,000
Management	\$4,500	\$1,500	\$6,000
<b>Total</b>	<b>\$203,746</b>	<b>\$67,915</b>	<b>\$271,662</b>

### Sager - 1401 64th Ave N, Fargo, ND 58102

Item	FEMA (75%)	Local (25%)	Total
Acquisition Value	\$430,403	\$143,468	\$573,870
Project Planning	\$1,875	\$625	\$2,500
Appraisal 1	\$2,250	\$750	\$3,000
Appraisal 2	\$2,625	\$875	\$3,500
Abstract Updating	\$131	\$44	\$175
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Lead-Based Paint Survey	\$113	\$38	\$150
Demolition	\$18,750	\$6,250	\$25,000
Management	\$4,500	\$1,500	\$6,000
<b>Total</b>	<b>\$484,329</b>	<b>\$161,443</b>	<b>\$645,772</b>

**Leabo - 1307 64th Ave N, Fargo, ND 58102**

Item	FEMA (75%)	Local (25%)	Total
Acquisition Value	\$376,200	\$125,400	\$501,600
Project Planning	\$1,875	\$625	\$2,500
Appraisal 1	\$2,250	\$750	\$3,000
Appraisal 2	\$2,625	\$875	\$3,500
Abstract Updating	\$131	\$44	\$175
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Demolition	\$18,750	\$6,250	\$25,000
Management	\$4,500	\$1,500	\$6,000
<b>Total</b>	<b>\$430,126</b>	<b>\$143,375</b>	<b>\$573,502</b>

**Morgenroth - 6910 & 6911 56th Ave N, Harwood, ND 58042**

Item	FEMA (75%)	Local (25%)	Total
Acquisition Value	\$211,365	\$70,455	\$281,820
Project Planning	\$1,875	\$625	\$2,500
Appraisal 1	\$2,250	\$750	\$3,000
Appraisal 2	\$2,625	\$875	\$3,500
Abstract Updating	\$131	\$44	\$175
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Demolition	\$18,750	\$6,250	\$25,000
Management	\$4,500	\$1,500	\$6,000
<b>Total</b>	<b>\$265,291</b>	<b>\$88,430</b>	<b>\$353,722</b>

<b>Totals</b>	<b>\$1,383,492</b>	<b>\$461,164</b>	<b>\$1,844,656</b>
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## Finance Office

Michael Montplaisir, CPA  
701-241-5600  
montplaisirm@casscountynd.gov

December 2, 2019

Justin Messner, Disaster Recovery Chief  
ND Department of Emergency Services  
P.O. Box 5511  
Bismarck, ND 58506-5511

RE: Local Match Letter

Dear Mr. Messner:

As part of the Flood Mitigation Assistance (FMA) Program, a local funding match is required. This letter serves as Cass County commitment to meet the local matching fund requirements for the following properties:

1. Daniel & Melissa Phillips: Harwood Township at Section 13, Township 141, Range 49 (2623 173 Ave SE Argusville, ND 58005-9779 – PIN 44-0000-00440-020)
2. Terrance & Denise Leabo: Highland Park Lot 44, Block 6 (1307 64 Ave N Fargo, ND 58102-6004 – PIN 60-1100-01200-000)
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6. Michelle D Morgenroth: Reed Township at Section 7, Township 140, Range 49 & Section 7, Township 140, Range 50 (6911 56th Ave N, Harwood, ND 58042 – PIN 60-0000-00540-060)

As this project is for the acquisition of a National Flood Insurance Program (NFIP) insured Repetitive Loss (RL) property, the local matching fund requirement is ten (25%), which will be provided as cash and/or in-kind contributions, and paid upon receipt of all bills.

Further, all matching requirements will be adhered to as set forth in 2 CFR Part 200.306.

Your assistance is greatly appreciated.

Sincerely,

Michael Montplaisir  
Cass County Finance Director

PO Box 2806  
211 Ninth Street South  
Fargo, North Dakota 58108

[www.casscountynd.gov](http://www.casscountynd.gov)





**Budget Narrative**  
**Cass County, North Dakota**  
**2020 Pre-Disaster Mitigation (PDM) Program**

**Project Mitigation Cost**

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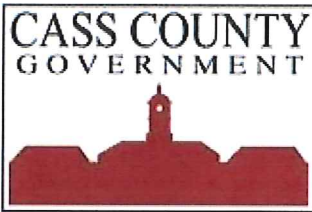
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60-0000-00540-060 Michelle Morgenroth = \$4,400 (Vacant)



**Paul D. Fracassi**

**Director of Equalization**, Cass County Government

211 9<sup>th</sup> St S

Fargo, ND 58103

(701) 241-5617

View our Website at:

<http://cass.northdakotaassessors.com/>



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Barrett

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Thomas Soucy

Cass County Highway Department

1201 Main Ave W

701 298-2374 O

701 793-9915 C

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Given the complexity of the assignment which considers the surplus land, additional buildings and site improvements I would estimate the appraisal cost to be in the range of \$2,500 to \$3,000. This is consistent with similar work that I have completed for other flood acquisitions nearby.

Please also note that the appraisal would be completed consistent with Uniform Appraisals Standards for Federal Land Acquisition as provided under the Uniform Relocation Assistance Act: CFR 49 Part 24. It will also utilize the ND Definition of Market Value and conform to the Uniform Standards of Professional Appraisal Practice (USPAP) with allowable exceptions.

Best Regards,

GE Bock Real Estate, LLC dba GEB Appraisals

Gary Bock  
110 37th Ave S  
Moorhead, MN 56560

701-238-5245

**D. Appriasal #2**

Brian;

For a complete narrative, I am estimating \$3500 for a trial ready document. For a form report using the Appraisal Institute form, not a URAR which is meant for lending, I would estimate \$1,800. The property is complex and as I am familiar with the property owners, I would suggest the narrative report.

Rose M. Hoefs, Certified General Appraiser

RM Hoefs & Associates, Inc.

PO Box 3102

1129 5th Avenue South, 2nd Floor

Fargo, North Dakota 58108

Office: 701-298-3066

Fax: 701-298-0810

Cell: 701-799-3347

NDCG #1063

MNCG #4002095

SDCG #1333CG

**E. Abstract Updating**

Barrett,

Cost for updating abstract.

\$150.00 for certificate page, \$15.00 for each new document added to update

\$10.00 for each name that is checked for judgements.

We do have the abstract here in storage, # 24369.

It has not been updated since 1976.

There may be quite a few new documents that need to be added.

Hope this helps.

Thank you

**Brenda West-Dusek**  
**Cass County Abstract/ Red River Title Services**

Customer Service Representative

35 4<sup>th</sup> St N #101

Fargo, ND 58102

M (701) 232-3341 | F (701) 232-7851

[Bwest@rrtitle.com](mailto:Bwest@rrtitle.com)

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**F. Legal**

Hello

Thank you for your phone call. Below are the estimated fees for a cash purchase of a Fargo property.

Closing Fee \$200

Title Opinion \$125

Wire Fee \$5

Record Deed \$20

Abstract Update, usually seller paid, estimate (vendor fee) \$500 Document Prep Fee, usually seller paid \$40

Thanks!

Jess Spieker Ferden

Vice President

The Title Company

35 4th St N

Fargo, ND 58102

701.241.9282

**G. Asbestos Survey**

**TRIO ENVIRONMENTAL  
CONSULTING, INC.**

2111 Main Avenue East  
West Fargo, ND 58078  
Phone # (701) 492-9224  
Fax # (701) 492-9228

**PROPOSAL**

<b>Proposal Submitted to:</b>	<b>Date:</b>	<b>Project Name &amp; Location:</b>
Mr. Barrett Voigt Cass County Hwy Dept. Fargo, ND	January 3, 2019	Asbestos Survey Todd & Camella Hofer Property 1415 88 <sup>th</sup> Ave S Fargo, ND

We hereby submit this proposal for work described as: Site Survey for purpose of identifying asbestos containing building materials (ACBM), from subject property in accordance with EPA's NESHAP Regulations.

Upon arrival, Inspector will identify, quantify and sample all suspect ACBM's. Bulk samples will be collected and submitted to a NVLAP accredited laboratory for asbestos lab analysis. The number of samples collected will be determined by the number of homogeneous materials identified.

**Cost Estimate for Services:**

ITEM / DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Sampling, Travel & Report	4 hours*	\$ 60.00	\$ 240.00
Laboratory Analysis	28 samples*	\$ 15.00	\$ 420.00
Mileage	10 miles	\$ 0.65	\$ 6.50
Shipping	1 package	\$ 20.00	\$ 20.00
<b>Total Cost Estimate:</b>			<b>\$ 686.50</b>

\*If additional samples are necessary, above rates will apply. Client will be charged only for actual samples and hours accrued for project completion.

PROPOSAL SUBMITTED BY: Scott A. Seaman  
 AUTHORIZED SIGNATURE:  TITLE: Vice President

ACCEPTANCE OF PROPOSAL - The above specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

AUTHORIZED SIGNATURE: \_\_\_\_\_ TITLE: \_\_\_\_\_

DATE OF ACCEPTANCE: \_\_\_\_\_

Upon consideration and approval, please complete and return this Proposal.

## **H. Asbestos Removal**



HORSLEY SPECIALTIES, INC.

Asbestos and Lead Abatement, Mold Remediation

Dry Ice Blasting & Cleaning

2610 20 Avenue South, P.O. Box 479

Moorhead, MN 56561-0479

(218) 236-5081

(218) 233-4644 FAX

Email: [pamn@horsleyspecialties.com](mailto:pamn@horsleyspecialties.com) or [tbeets\\_2000@yahoo.com](mailto:tbeets_2000@yahoo.com)

### PROPOSAL

To: Cass County

Date: January 3, 2019

Attention: Barrett Voigt

Phone: 701-298-2375

Fax:

Fargo, ND

Email: [VoigtB@casscountynd.gov](mailto:VoigtB@casscountynd.gov)

Project: Asbestos Abatement

Flood Buyout Proposal

Regarding the residences' and from doing previous houses, Tim Beets, Branch Manager, feels the price range would be



\$15,000.00 - \$30,000 per house. For a more accurate dollar amount per residence, we would need to know where the asbestos is, how much, and what type. That information would be provided in an asbestos inspection survey. Once you obtain the grant money and residences', we would be happy to give you a more accurate quote per house.

NOTE: We only provide asbestos abatement. An asbestos inspection survey should be conducted by a third party because of conflict of interest.

WE HEREBY PROPOSE to furnish materials and labor in accordance with the above specifications for the sum(s) stated above.

Proposal Includes: Notification to all local, state, and federal agencies as required, required preliminary and final submittals, proof of disposal at an EPA approved landfill and \$6,000,000.00 Pollution Control Insurance.

Payment to be made as follows:                      Upon Completion

MasterCard/Electronic Funds Transfer Payments Accepted

\*When paying invoices with a credit card, please add 3%\*

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Horsley Specialties has ten million in asbestos and mold specific insurance as well as being IICRC and ACAC certified personnel.

Authorized Signature: Tim Beets/pn  
accepted within 7 days.

May be withdrawn if not

Branch Manager

ACCEPTANCE OF ESTIMATE: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

Signature:

**I. Lead Paint Survey**

**TRIO ENVIRONMENTAL  
CONSULTING, INC.**

2111 Main Avenue East  
West Fargo, ND 58078  
Phone # (701) 492-9224  
Fax # (701) 492-9228

**PROPOSAL**

<b>Proposal Submitted to:</b>	<b>Date:</b>	<b>Project Name &amp; Location:</b>
Mr. Barrett Voigt Cass County Hwy Dept. Fargo, ND	January 4, 2019	Lead Clearance Inspection Todd & Camella Hofer Property 1415 88 <sup>th</sup> Ave S Fargo, ND

We hereby submit this proposal for work described as: Lead clearance inspection following demolition and site restoration, to inspect for the presence of Lead Based Paint debris; LBP debris is any component, fixture, or portion of a building coated with LBP and may also include soil if testing of the soil indicates lead levels above 1200 parts per million (ppm) in non - play areas and above 400 ppm in play areas.

Composite soil sampling will be conducted at bare soil areas along the perimeter of the original building site. A composite soil sample consists of 5 aliquots or subsamples of surface soil. Each subsample will be collected from the top 1/2" of soil with a coring tool and placed in a 50 ml, non-sterilized polyethylene centrifuge tube and packaged for transportation to a NVLAP Accredited laboratory for analysis.

**Cost Estimate for Services:**

ITEM / DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Lead Clearance Inspection	1.5 hours*	\$ 60.00	\$ 90.00
Laboratory Analysis	1 samples*	\$ 25.00	\$ 25.00
Mileage	10 miles	\$ 0.65	\$ 6.50
Shipping	1 package	\$ 30.00	\$ 30.00
<b>Total Cost Estimate:</b>			<b>\$ 151.50</b>

\*If additional samples are necessary, above rates will apply. Client will be charged only for actual samples and hours accrued for project completion.

PROPOSAL SUBMITTED By: Scott A. Seamands

AUTHORIZED SIGNATURE:  TITLE: Vice President

ACCEPTANCE OF PROPOSAL - The above specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

AUTHORIZED SIGNATURE: \_\_\_\_\_ TITLE: \_\_\_\_\_

DATE OF ACCEPTANCE: \_\_\_\_\_

Upon consideration and approval, please complete and return this Proposal.

## **J. Demolition**

I would say this would be around \$25,000 for the house garage and detached garage

## **Lucas Stock**

Senior Estimator / Project Manager

Landwehr Construction Inc.

Cel: 320-241-6492 Office: 320-252-1494



## **K. Management**

Lake Agassiz Regional Council is interested in providing grant management services for the property acquisition listed below. We estimate the cost to provide the services at \$6,000.00.

Thank you for considering Lake Agassiz Regional Council for your project.

Sincerely,

-don

## L. Total Project Costs

Phillips - 2623 173 Ave SE, Argusville, ND 58005

Item	FEMA (75%)	Local (25%)	Total
Acquisition Value	\$149,820	\$49,940	\$199,760
Project Planning	\$1,875	\$625	\$2,500
Appraisal 1	\$2,250	\$750	\$3,000
Appraisal 2	\$2,625	\$875	\$3,500
Abstract Updating	\$131	\$44	\$175
Legal	\$668	\$223	\$890
Asbestos Survey	\$515	\$172	\$687
Asbestos Removal	\$22,500	\$7,500	\$30,000
Lead-Based Paint Survey	\$113	\$38	\$150
Demolition	\$18,750	\$6,250	\$25,000
Management	\$4,500	\$1,500	\$6,000
<b>Total</b>	<b>\$203,746</b>	<b>\$67,915</b>	<b>\$271,662</b>

Sager - 1401 64th Ave N, Fargo, ND 58102

Item	FEMA (75%)	Local (25%)	Total
Acquisition Value	\$430,403	\$143,468	\$573,870
Project Planning	\$1,875	\$625	\$2,500
Appraisal 1	\$2,250	\$750	\$3,000
Appraisal 2	\$2,625	\$875	\$3,500
Abstract Updating	\$131	\$44	\$175
Legal	\$668	\$223	\$890
Asbestos Survey	\$515	\$172	\$687
Asbestos Removal	\$22,500	\$7,500	\$30,000
Lead-Based Paint Survey	\$113	\$38	\$150
Demolition	\$18,750	\$6,250	\$25,000
Management	\$4,500	\$1,500	\$6,000
<b>Total</b>	<b>\$484,329</b>	<b>\$161,443</b>	<b>\$645,772</b>

**Leabo - 1307 64th Ave N, Fargo, ND 58102**

Item	FEMA (75%)	Local (25%)	Total
Acquisition Value	\$376,200	\$125,400	\$501,600
Project Planning	\$1,875	\$625	\$2,500
Appraisal 1	\$2,250	\$750	\$3,000
Appraisal 2	\$2,625	\$875	\$3,500
Abstract Updating	\$131	\$44	\$175
Legal	\$668	\$223	\$890
Asbestos Survey	\$515	\$172	\$687
Asbestos Removal	\$22,500	\$7,500	\$30,000
Lead-Based Paint Survey	\$113	\$38	\$150
Demolition	\$18,750	\$6,250	\$25,000
Management	\$4,500	\$1,500	\$6,000
<b>Total</b>	<b>\$430,126</b>	<b>\$143,375</b>	<b>\$573,502</b>

**Morgenroth - 6910 & 6911 56th Ave N, Harwood, ND 58042**

Item	FEMA (75%)	Local (25%)	Total
Acquisition Value	\$211,365	\$70,455	\$281,820
Project Planning	\$1,875	\$625	\$2,500
Appraisal 1	\$2,250	\$750	\$3,000
Appraisal 2	\$2,625	\$875	\$3,500
Abstract Updating	\$131	\$44	\$175
Legal	\$668	\$223	\$890
Asbestos Survey	\$515	\$172	\$687
Asbestos Removal	\$22,500	\$7,500	\$30,000
Lead-Based Paint Survey	\$113	\$38	\$150
Demolition	\$18,750	\$6,250	\$25,000
Management	\$4,500	\$1,500	\$6,000
<b>Total</b>	<b>\$265,291</b>	<b>\$88,430</b>	<b>\$353,722</b>

<b>Totals</b>	<b>\$1,383,492</b>	<b>\$461,164</b>	<b>\$1,844,656</b>
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## Finance Office

Michael Montplaisir, CPA  
701-241-5600  
montplaisirm@casscountynynd.gov

December 2, 2019

Justin Messner, Disaster Recovery Chief  
ND Department of Emergency Services  
P.O. Box 5511  
Bismarck, ND 58506-5511

RE: Local Match Letter

Dear Mr. Messner:

As part of the Pre-Disaster Mitigation (PDM) Program, a local funding match is required. This letter serves as Cass County commitment to meet the local matching fund requirements for the following properties:

1. Daniel & Melissa Phillips: Harwood Township at Section 13, Township 141, Range 49 (2623 173 Ave SE Argusville, ND 58005-9779 – PIN 44-0000-00440-020)
2. Terrance & Denise Leabo: Highland Park Lot 44, Block 6 (1307 64 Ave N Fargo, ND 58102-6004 – PIN 60-1100-01200-000)
3. Anthony W & Cherie M Sager: McCormick Addition Lot 1, Block 1 (1401 64 Ave N Fargo, ND 58102-6004 – PIN 60-1250-00010-000)
4. James J & Michelle D Morgenroth: Reed Township at Section 7, Township 140, Range 49 & Section 7, Township 140, Range 50 (6910 56th Ave N, Harwood, ND 58042 – PIN 60-0000-00520-010)
5. James J & Michelle D Morgenroth: Reed Township at Section 7, Township 140, Range 49 & Section 7, Township 140, Range 50 (6910 56th Ave N, Harwood, ND 58042 – PIN 60-0000-00530-040)
6. Michelle D Morgenroth: Reed Township at Section 7, Township 140, Range 49 & Section 7, Township 140, Range 50 (6911 56th Ave N, Harwood, ND 58042 – PIN 60-0000-00540-060)

As this project is for the acquisition of a National Flood Insurance Program (NFIP) insured Repetitive Loss (RL) property, the local matching fund requirement is ten (25%), which will be provided as cash and/or in-kind contributions, and paid upon receipt of all bills.

Further, all matching requirements will be adhered to as set forth in 2 CFR Part 200.306.

Your assistance is greatly appreciated.

Sincerely,

Michael Montplaisir  
Cass County Auditor

PO Box 2806  
211 Ninth Street South  
Fargo, North Dakota 58108

[www.casscountynynd.gov](http://www.casscountynynd.gov)